

N. J. DOCUMENTS
NEWARK LIBRARY

CITY OF NEWARK, N.J.

NEWARK CENTRAL PLANNING
BOARD

ANNUAL REPORT
1975

KENNETH A. GIBSON
MAYOR

MEMBERS OF THE MUNICIPAL COUNCIL

HONORABLE EARL HARRIS, COUNCIL PRESIDENT

HONORABLE JESSE L. ALLEN
COUNCILMAN - CENTRAL WARD

HONORABLE MICHAEL P. BOTTOONE
COUNCILMAN - WEST WARD

HONORABLE ANTHONY CARRINO
COUNCILMAN - NORTH WARD

HONORABLE ANTHONY J. GIULIANO
COUNCILMAN-AT-LARGE

HONORABLE SHARPE JAMES
COUNCILMAN - SOUTH WARD

HONORABLE HENRY MARTINEZ
COUNCILMAN - EAST WARD

*HONORABLE DONALD TUCKER
COUNCILMAN-AT-LARGE

HONORABLE MARIE L. VILLANI
COUNCILWOMEN-AT-LARGE

NEWARK CENTRAL PLANNING BOARD

BOARD MEMBERS

HONORABLE KENNETH A. GIBSON, MAYOR

JOSEPH J. BRADLEY

HONORABLE DONALD TUCKER

ELTON E. HILL

RICHARD H. IACOBUCCI, CHAIRMAN

JOHN I. F. PITTA

ROBERT WILSON, VICE-CHAIRMAN

HENRY A. STREET

STAFF

CHARLOTTE ADAMS
EXECUTIVE SECRETARY

WILBERT ALLEN
PLANNING OFFICER

HELEN SAFINOSKI
SENIOR CLERK STENOGRAPHER

DEBORAH BRYANT
CLERK-TYPIST

Newark

Kenneth A. Gibson
Mayor

Central Planning Board

920 Broad Street
Newark, New Jersey 07102
201 733-6254

Charlotte Adams
Executive Secretary

September 2, 1976

Honorable Kenneth A. Gibson, Mayor
Honorable Members of the City Council

Transmitted, herewith, please find the 1975 Annual Report of the Central Planning Board.

Even though this report contains only a brief descriptive review of the activities carried forth by the Members of the Board, it does nevertheless attempt to acknowledge its extensive and capable performance.

We are, however, confident that the year 1976 will reflect more, extensive and comprehensive planning as we strive to encourage and increase development, both residential and commercial.

Thank you for all the cooperation and assistance you have provided the Central Planning Board over the years. We shall continue to look to you for your guidance and support.

Sincerely,



Charlotte Adams
Executive Secretary
NEWARK CENTRAL PLANNING BOARD

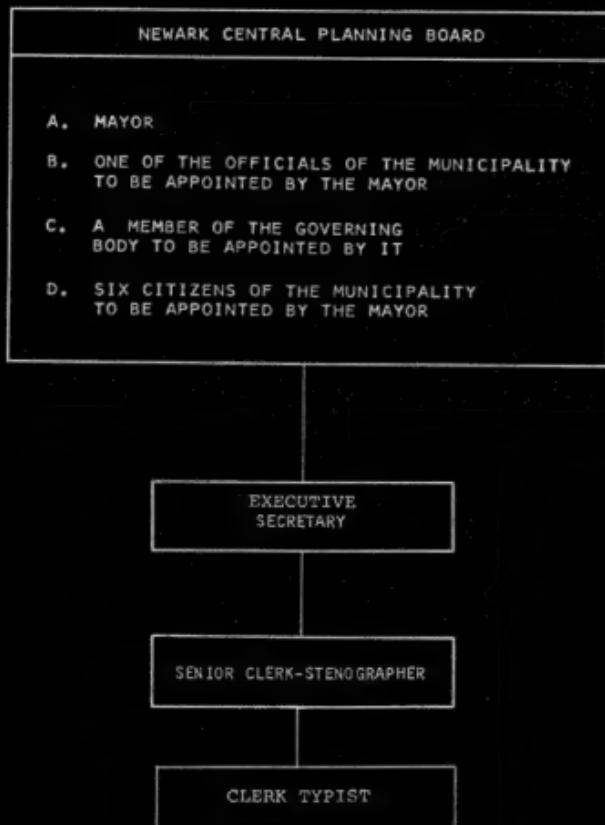
CA/db

TABLE OF CONTENTS

TABLE OF ORGANIZATION.....	PAGE 1
INTRODUCTION.....	PAGE 2-3
PLANNING BOARD MEETINGS.....	PAGE 4
SUBDIVISION REVIEWS.....	PAGE 5
STREET VACATIONS.....	PAGE 5-6
ZONING AMENDMENTS.....	PAGE 6
AMENDED URBAN RENEWAL PLANS.....	PAGE 7
SITE PLAN REVIEW.....	PAGE 8-9
PUBLIC INFORMATION.....	PAGE 10
1975 FISCAL BUDGET.....	PAGE 11
SUMMARY.....	PAGE 12

CENTRAL PLANNING BOARD

TABLE OF ORGANIZATION



INTRODUCTION

The Newark Central Planning Board was organized August 2, 1943, under the Old "Commission Form of Government" to "Co-ordinate the post-war plans of the various city department arrest population decline; stabilize property values; provide urgently needed new public facilities and to catch up on deferred maintenance and provide replacement of worn-out plants".

The Central Planning Board was reorganized on January 14, 1955 pursuant to the 1954 Charter change from the Commission Form of Government to the present Mayor-Council Form of Government.

In 1953, the Municipal Planning Act was adopted by the State of New Jersey to serve as enabling legislation to afford Municipalities desiring the advantages of its provisions, opportunity to enact comprehensive regulatory standards which would facilitate sound and orderly community growth.

The Central Planning Board is composed of nine (9) members, who are: Class I, Mayor; Class II, an Official of the City of Newark, appointed by the Mayor; Class III, a member of the Municipal Council, appointed by the Governing Body; and six (6) citizens of the City of Newark, appointed by the Mayor.

One of the functions of the Central Planning Board is to make such revisions and changes in the Master Plan as changing circumstances and conditions require, to the end that:

1. Proposals affecting City facilities and services which are referred to the Planning Board are coordinated in conjunction with the Division of City Planning, with a sound program of long-term community development; and
2. Proposals which originate undue costs because of their lack of coordination, with a balanced program of City control may be discouraged.

The Central Planning Board conducts extensive studies of the zoning maps and ordinances of the City of Newark. Several changes to the zoning maps and ordinances have been recommended to and adopted by the Governing Body.

The Board is assigned special matters by the Mayor and Governing Body and it is our function to conduct such studies and make recommendations that would accomplish the harmonious development of the City of Newark. Such studies include requests for Street Vacations, Zoning Changes and interrelated subjects. All plans, programs and Urban Renewal Changes that affect the physical development of the City are reviewed by the Central Planning Board Laws and regulations which guide land subdivisions are provided by the Board and a newly created function (site plan see ordinance).

4

PLANNING BOARD MEETINGS

During the year 1975, the Central Planning Board held seven regular public meetings, four special meetings and public hearings. In addition, twenty other committee and special sub-committee meetings were held.

As in the past, the members of the Board have been organized into special committees which are:

- a. Urban Renewal
- b. Subdivision
- c. Public Works
- d. Site Plan
- e. Street Vacation

These committees examine the many problems which fall within their scope, and make recommendations for appropriate action to the full Board at its regular meetings.

It is the efforts of these committees, coordinated by the Executive Secretary, together with the Division of City Planning, which allowed for the varied activities of the Central Planning Board in 1975.

In addition to sub-committees meetings, Board members made many field trips for on-site inspections of various projects and activities when the need arose.

SUBDIVISION REVIEWS

In 1975, the Board reviewed 23 subdivisions consisting of:

Major 8	Major withdrawn (1)
Minor 13	Major denied (1)
<u>21</u>	<u>2</u>

The process of subdivision review is carried out by the Subdivision Committee of the Central Planning Board. The entire procedure commences when an individual, desirous of subdividing his property, comes to the Board to present his particular case. It is the function of the Board to furnish the subdivider with the appropriate application forms and a set of instructions, the latter being supplementary to an informal conference between the subdivider and Board. At this conference the subdivider is briefed on the nature of his parcel of land as it applies to such areas of city planning as zoning, urban renewal, street frontage and lot design.

The Board recognizes two types of subdivision, major and minor, the type being a function of the aggregate lot frontage on a particular is notified and if the application is approved, the applicant is contacted by the City Clerk.

STREET VACATIONS

There were 22 requests for Street Vacations received by the Board in 1975. A street vacation is a Municipal Governmental process whereby a street or any portion thereof is legally turned over to a property owner for purposes of development, easement, right of way, encroachment etc.

In order to vacate a street, permission has to be obtained from the City Government via the recommendation of various internal agencies such as the Departments of Public Works, Fire, Engineering, Police and the Central Planning Board. It is the function of the Planning Board to review the street vacation in terms of the degree of involvement utilities (sewers, water mains, power lines), and general effort upon the particular neighborhood involved.

Upon receipt of a street vacation, the Board in the form of an appointed street vacation sub-committee, examines the actual site or areas involved and then convenes to discuss matters in terms of the above mentioned factors.

ZONING AMENDMENTS

In conjunction with its function as the Zoning Commission, the Board during 1975, reviewed and studied three requests for rezoning:

- (1). The deletion of commercial vehicles on public streets as a zoning violation.
- (2). Application to be made to the Board of Adjustment before tents can be erected for business use.
- (3). Amended the zoning district boundaries map in tax block #s 934, 935 and 947.

AMENDED URBAN RENEWAL PLANS

The Board maintains a successful working relationship with the Division of City Planning, Newark Housing and Redevelopment Authority, and numerous other City agencies.

The policy of joint participation and cooperation resulted in the approval of 9 Urban Renewal reviews and revisions which included:

- 3 in N.J.R-6 (Old Third Ward)
- 1 in N.J.R-121 (Industrial River)
- 2 in N.J.R-32 (Central Ward)
- 1 in N.J.R-45 (Newark Colleges)
- 1 in N.J.R-62 (Essex Heights - Stage II)
- 1 in N.J.R-72 (Fairmount)

Some examples of the efforts expended in reviewing redevelopment proposals are:

- a. Studies of existing land use;
- b. Proposed land use change;
- c. Studies of existing zoning;
- d. Traffic circulation problems, which must be resolved by internal street changes; and finally,
- e. Examination of the costs incurred through needed changes and in services and facilities so that these projects coincide with future Capital Programs.

SITE PLAN REVIEW

In 1975 the Central Planning Board recognized the changing character of the planning context, did reinforce and emphasize the need for comprehensive site plan review. Also, the need to have greater concern for the relationship between plans and land use control because of environmental concerns, the study, decay and decline in housing stock in the City as well as the controls and restrictions demanded by the Federal Government in expending federal dollars in order to increase housing needs.

The City of Newark, in 1973 developed a "Site Plan Review" Ordinance which regulates all construction of Multiple Dwellings by the Central Planning Board before a building permit is issued. This Ordinance has to a great degree stream-lined the development efforts, but fall far short of providing the kind of professional and sophisticated review procedure that should take place in order to promote orderly physical development.

It is not the intent of the Central Planning Board to, in anyway, impede the development process, but merely to establish better techniques designed to have a degree of flexibility into development plans, while at the same time assisting the efforts of developers by centralized and streamlining their development endeavors in the City of Newark.

In the year 1975, the Board reviewed and approved 4 site plans for a total of 965 units of housing consisting of:

Grace Renewal (364 proposed units)

New Community-Senior Citizens (225 proposed units)

Clifton Elderly (168 proposed units)

Pilgrim Baptist (208 proposed units)

PUBLIC INFORMATION

The Executive Secretary of the Central Planning reviews numerous requests for information relative to development in all areas of the City.

In addition, many calls are received pertaining to, blighted areas, neighborhood planning, subdivisions and other matters before the Board or scheduled for review.

The staffs of the Division of City Planning and the Newark Housing and Redevelopment Authority either supplies the information or the Executive Secretary directs the inquiry to the appropriate agency for action.

CENTRAL PLANNING BOARD

1975 BUDGET

SALARIES AND WAGES	\$21,765
SERVICE BY CONTRACT OR AGREEMENT	5,610
MATERIALS AND SUPPLIES	550
TOTAL SALARIES AND WAGES AND OTHER EXPENSES	<u>\$27,925</u>

SUMMARY

We look forward to the 1976 Bicentennial year with new zeal and confidence as we join with the Division of City Planning and other related agencies in helping to plan a better City for All.

The economy of our City demands proper land use, therefore, amended urban renewal, new blight declarations, new school construction, new housing construct in order to attract commercial developers are certainly high on the priority list in terms of services and the Central Planning Board of Commissioners will continue their devoted participation in bringing about this mandate.

The Central Planning Board is among the first who seek to deepen and humanize the works of today's planners and developers, for we know that one cannot be heedless of community values and institutions and Newark's underlying conditions require not only the help of all, but common sense with a feel and understanding of this City, not adopted through comparison reports but gained through study, compassion, experience and knowledge determining our City's needs in terms of providing better services to the people.